



**PRESENT:**

Mr. Daniel A. Gecker, Chairman  
Mr. Sherman W. Litton, Vice-Chairman  
Mr. Jack R. Wilson, III  
Mr. Russell J. Gulley  
Mr. F. Wayne Bass  
Mr. Thomas E. Jacobson, Secretary to the Commission,  
Planning Director

**ALSO PRESENT:**

Mr. Kirkland A. Turner, Development Manager,  
Community Development  
Mr. William D. Poole, Assistant Director,  
Development Review, Planning Department  
Mr. Glenn E. Larson, Assistant Director, Plans and Information  
Branch, Planning Department  
Ms. Barbara Fassett, Planning Administrator, Advance Planning  
and Research Branch, Planning Department  
Mr. James K. Bowling, Principal Planner, Advance Planning  
and Research Branch, Planning Department  
Mr. Carl D. Schlautt, Principal Planner, Advance Planning  
and Research Branch, Planning Department  
Ms. Sara Carter, Principal Planner, Advance Planning  
and Research Branch, Planning Department  
Mr. Steven F. Haasch, Planner, Advance Planning and  
Research Branch, Planning Department  
Ms. Kuzhalmozhi Sundar, Planner, Advance Planning and  
Research Branch, Planning Department  
Ms. Linda N. Lewis, Administrative Secretary, Administrative  
Branch, Planning Department  
Ms. Deanna D. Harkabus, Secretary, Administrative  
Branch, Planning Department

Mr. David W. Robinson, Assistant County Attorney,  
County Attorney's Office  
Ms. Tara McGee, Assistant County Attorney,  
County Attorney's Office  
Mr. Steven E. Simonson, Sr., Civil Engineer,  
Transportation Department  
Mr. Michael S. Golden, Director,  
Parks and Recreation Department  
Mr. Stuart Connock, Jr., Chief of Park Design  
and Construction, Parks and Recreation Department  
Ms. Jennifer Wampler, Planner, Parks Maintenance Division,  
Parks and Recreation Department  
Chief Steve A. Elswick, Administration,  
Fire Department  
Deputy Chief Paul A. Shorter, Administration,  
Fire Department  
Mr. Michael Mabe, Director,  
Library Services  
Ms. Deborah Winecoff, Senior Administrative Analyst,  
Library Services  
Lt. Colonel James P. Bourque, Deputy Chief of Police,  
Police Department  
Dr. Billy K. Cannaday, Jr., Superintendent,  
School Administration  
Ms. Kathryn S. Kitchen, Assistant Superintendent  
for Business and Finance, School Administration  
Ms. Cynthia Owens-Bailey, Director of Planning,  
School Administration

### **WORK SESSION**

At approximately 5:00 p. m., Messrs. Gecker, Litton, Wilson, Bass and staff met in the Executive Session Meeting Room, Chesterfield County Administration Building for a special work session and dinner to discuss the following:

**5:00 p. m.      Dinner.**

**5:30 p. m.      Planning Commission to meet in Executive Meeting Room, Chesterfield Administration Building.**

- A.      Requests to Postpone Action, Emergency Additions or Changes in the Order of Presentation.**
- B.      Review Day's Agenda.**

7:00 p. m.      **Public Meeting - Public Meeting Room, Chesterfield County Administration Building.**

- A. Invocation.**
- B. Pledge of Allegiance** to the **Flag** of the **United States of America.**
- C. Review Meeting Procedures.**
- D. Requests to Postpone Action, Emergency Additions or Changes** in the **Order of Presentation.**
- E. Consideration of the Following Plan Amendment.**  
The Public Facilities Plan, replacing the current adopted Public Facilities Plan (1995), part of the Plan for Chesterfield. The Public Facilities Plan area includes all of Chesterfield County. The Public Facilities Plan, if adopted by the Board of Supervisors, will become part of the Plan for Chesterfield, the County's Comprehensive Plan. The Plan for Chesterfield is used by County citizens, staff, the Planning Commission and Board of Supervisors as a guide for future decisions affecting the County including, but not limited to, decisions regarding future land use, road networks and zoning actions.
- F. Adjournment.**

### **WORK SESSION**

**A.      REQUESTS TO POSTPONE ACTION, EMERGENCY ADDITIONS OR CHANGES IN THE ORDER OF PRESENTATION.**

There were no requests to postpone action, emergency additions or changes in the order of presentation.

**B.      REVIEW DAY'S AGENDA.**

Mr. Jacobson updated the Commission as to the status of the Day's Agenda.

Mr. Schlaudt presented a computer-generated overview of the draft Public Facilities Plan and addressed recommended text changes and additional information discussed at the January 22, 2004 work session, as well as technical corrections and clarifications to the draft Plan, noting the information relative to short term projections on potential school capacity decreases was not yet available.

There was discussion relative to the need for a fire/rescue facility in the Centralia Road/Route 10 area to accommodate service demands; the feasibility of constructing a centrally-located specialty center school facility to alleviate overcrowding in the high schools; and other concerns.

Mr. Gulley arrived at approximately 5:52 p. m.

Upon conclusion of the discussion, the Commission requested staff add an item to the draft Public Facilities Plan for a fire/rescue facility in the Centralia Road/Route 10 area to accommodate service demands.

At approximately 6:06 p. m., the Commission recessed the Work Session, agreeing to meet at 7:00 p. m. in the Public Meeting Room for a public hearing on the draft Public Facilities Plan.

## **7:00 P. M. EVENING SESSION**

At approximately 7:00 p. m., Mr. Gecker, Chairman, called the Evening Session to order.

### **A. INVOCATION.**

Mr. Wilson presented the invocation.

### **B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA.**

Deputy Chief Paul Shorter led the Pledge of Allegiance to the Flag.

### **C. REVIEW MEETING PROCEDURES.**

There was no review of meeting procedures.

### **D. REQUESTS TO POSTPONE ACTION, EMERGENCY ADDITIONS OR CHANGES IN THE ORDER OF PRESENTATION.**

There were no requests to postpone action, emergency additions or changes in the order of presentation.

### **E. CONSIDERATION OF THE FOLLOWING PLAN AMENDMENT:**

#### **◆ DRAFT PUBLIC FACILITIES PLAN:**

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The Public Facilities Plan, replacing the current adopted Public Facilities Plan (1995), part of the Plan for Chesterfield. The Public Facilities Plan area includes all of Chesterfield County. The Public Facilities Plan, if adopted by the Board of Supervisors, will become part of the Plan for Chesterfield, the County's Comprehensive Plan. The Plan for Chesterfield is used by County citizens, staff, the Planning Commission and Board of Supervisors as a guide for future decisions affecting the County including, but not limited to, decisions regarding future land use, road networks and zoning actions.

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Mr. Schlaudt presented a computer-generated overview of the draft Public Facilities Plan, summarized the five (5) major components of the Plan and individually addressed each component, providing an explanation of various elements as they pertained to comprehensively assessing existing and future public facility needs throughout the County.

Mr. Gecker opened the discussion for public comment.

Ms. Lori Newell, a Clover Hill District resident, stated she had supported and continued to support the original School Board proposal for the construction of two (2) high schools and conversion of Clover Hill High School to a middle school facility. She expressed appreciation for approval of the Cosby Road High

School facility but noted another high school and middle school facility were needed in Clover Hill District to accommodate the needs of the community. She commended staff and the Commission for their diligent efforts in developing the draft Public Facilities Plan and asked that the Commission, School Board, Board of Supervisors and staff continue to work together to reach agreement in providing the services necessary to benefit the County.

Mr. William Shewmake, a Midlothian District resident, commended staff and the Commission for their diligent efforts in developing the draft Public Facilities Plan and requested the need for a middle school in an appropriate location in the Route 288 Corridor be reflected in the Plan.

Ms. Marlene Durfee, a Midlothian District resident, addressed the need for determining the best use of taxpayers dollars and where growth would actually occur in the County. She stated she had not supported the original School Board proposal for the construction of two (2) high schools and the conversion of Clover Hill High School to a middle school facility but did agree the area needed a middle school.

Ms. Brenda Stewart, a Matoaca District resident, questioned why the 1995 Public Facilities Plan was used instead of the current draft Plan to determine the siting of the new high school facility; why updating the Plan took eight (8) years versus five (5) years; and suggested the next update of the Plan should begin in four (4) years to meet the five (5) year criteria.

Ms. Beth Claypool, a County resident, stated she felt the draft Plan was on-target; felt a new high school should be constructed in 2006 rather than 2007; and that a new middle school was needed in the western portion of the County.

Ms. Rebecca King, representing Homeowners for Quality Schools, addressed concerns relative to elementary and middle school projections for the Midlothian/Route 288 Corridor, noting she was pleased to see the focus on the need for middle school facilities.

There being no one else to speak, Mr. Gecker closed the public hearing.

In response to a question from Mr. Gulley, Lt. Colonel Bourque, Chief Elswick and Messrs. Golden and Mabe stated they were satisfied and in agreement with the proposed Plan, as presented.

Mr. Litton commended and expressed appreciation to staff for their cooperative efforts in developing the proposed Plan.

Mr. Gecker stated the purpose of the public hearing was to take public comment; close the public hearing and defer action on the draft Plan to the February 17, 2004, Planning Commission public hearing 7:00 p. m. Session.

Mr. Gulley stated he did have concerns about locational criteria, drive time analysis and other issues in the School and Library components of the Plan; that he was not comfortable with the School Component of the Plan; that he would be attending meetings with staff and Mr. Gecker to address those concerns; and suggested a modification to the Executive Summary of the Plan so review of the Plan would occur on a four (4) year basis rather than beginning the review process in four (4) years.

**F. ADJOURNMENT.**

There being no further business to come before the Commission, it was on motion of Mr. Gulley, seconded by Mr. Litton, that the meeting adjourned at approximately 7:50 p. m. to February 17, 2004, at 12:00 Noon in the Public Meeting Room of the Chesterfield County Government Complex.

AYES: Messrs. Gecker, Litton, Wilson, Gulley and Bass.

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Chairman/Date

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Secretary/Date